

## **I-195 REDEVELOPMENT DISTRICT COMMISSION**

### **MEETING OF COMMISSION**

#### **PUBLIC SESSION**

**SEPTEMBER 15, 2014**

The I-195 Redevelopment District (the "District") Commission (the "Commission") met on Monday, September 15, 2014 in Public Session, beginning at 5 P.M., at the offices of the Rhode Island Commerce Corporation, located at 315 Iron Horse Way, Suite 101, Providence, Rhode Island, pursuant to a notice of the meeting to all Commissioners and public notice of the meeting, a copy of which is attached hereto, as required by applicable Rhode Island law.

The following Commissioners were present and participated throughout the meeting: Chairperson Colin Kane, Dr. Barrett Bready, Ms. Barbara Hunger, Ms. Diana Johnson, Mr. John Kelly, Mr. Mark Ryan, and Mr. Michael Van Leesten. Also present was non-voting Commissioner Mr. James Bennett.

Also present were Ms. Jan Brodie, District Executive Director, Ms. Kate Holguin, District Project Associate, and Mr. Charles F. Rogers of Edwards Wildman Palmer LLP, legal counsel to the District.

Chairperson Kane called the meeting to order at 5:00 PM.

#### **1. APPROVAL OF THE MINUTES OF THE MEETING HELD ON AUGUST 18, 2014**

Chairperson Kane stated that the minutes of the public meeting of August 18, 2014 had been distributed to the Commissioners and asked if there were any comments or corrections.

There being none, upon motion duly made and seconded, the following vote was adopted:

VOTED: To approve the minutes of the public meeting held on August 18, 2014 as submitted.

Voting in favor of the foregoing were: Chairperson Kane, Dr. Bready, Ms. Hunger, Ms. Johnson, Mr. Kelly, Mr. Ryan, and Mr. Van Leesten.

Voting against the foregoing were: None.

#### **2. EXECUTIVE DIRECTOR'S REPORT**

Ms. Brodie provided a summary of her recent activities as follows:

- a. The next submission deadline for proposals to purchase and develop District property is October 15, 2014. Jones Lang LaSalle is working to generate

interest. Travis D'Amato from JLL will discuss these efforts in more detail later in the meeting.

- b. The Park Design Subcommittee has met five times in the last 2 months. A summary of these meetings and recommendations for park design will be drawn up and circulated to the full Commission for the next meeting, where the Park Design Subcommittee will present its findings and get full Commission input. More work has been done on the park maintenance budget, which will be discussed in more detail later in the meeting.
- c. The FY2014 audit is complete and there are no findings to report. LGC&D, District auditor, will present on the audit in more detail later in the meeting.
- d. A federal TIGER grant was awarded to the City for the Providence Streetcar. The Garrahy parking garage concept is moving forward. RISD recently went public with its new strategic plan. JWU recently announced the start of its Design & Technology Center.
- e. The next round of interim use installations will go up at the end of the month. Dyana Koelsch from DK-Communications will help District staff plan a way to celebrate these new installations and the near completion of DOT's work on the West Side.
- f. Granite barriers should be in place in the next week or so to accurately reflect the property line between District Parcel 28 and Mr. Stephen Beranbaum's adjacent property.
- g. The idea of inviting a professional to come speak to the Commission on the state of the Rhode Island real estate market had been previously requested. Suggestions were made for speakers, and it was also suggested that the Commission could obtain some of this information on the real estate market at various upcoming real estate events in New England. The need for a speaker was put on hold for now.
- h. A 3-day conference hosted by AIA RI will take place in Providence September 26-28, where District property will be featured on a conference panel. The ULI Fall Conference will take place in New York City October 21-23.

### **3. PRESENTATION OF DISTRICT AUDIT BY LGC&D, DISTRICT AUDITOR, AND VOTE REGARDING ACCEPTANCE OF AUDIT**

LGC&D, the District auditor, presented the District audit. Overall, there were no findings to report and no proposed audit adjustments. It was suggested that the Commission approve the audit as is, subject to approval from the State Controller's Office and Auditor General.

Upon a motion duly made by and seconded, the following vote was adopted:

VOTED: That the District approve the District audit, subject to approval from the State Controller's Office and Auditor General.

Voting in favor of the foregoing were: Chairperson Kane, Dr. Bready, Ms. Hunger, Ms. Johnson, Mr. Kelly, Mr. Ryan, and Mr. Van Leesten.

Voting against the foregoing were: None.

#### **4. UPDATE FROM JONES LANG LASALLE ON MARKET CONDITIONS AND STRATEGIES FOR OCTOBER 15, 2014 RFI SUBMISSION DATE**

Travis D'Amato from Jones Lang LaSalle (JLL) gave an update on market conditions and strategies to promote the October 15, 2014 RFI submission date. Market conditions for housing continue to be strong, while office development is somewhat limited. JLL will be promoting the October, 15 2014 RFI submission date by sending flyers to a national list of developers with updates from the past 5 months. Overall, district land value has improved from a marketability standpoint from where it was at the May 1, 2014 RFI submission date. The diversity and strength of the 3 proposals advanced by the Commission has helped, as have the surrounding real estate and planning developments, such as the TIGER grant for the Providence Streetcar, RISD and Johnson & Wales' strategic planning and development, and advances with the Garrahy parking garage and South Street Landing. However, economic feasibility remains a concern because developers need to bridge the gap between what income can support for capital and the cost to build.

#### **5. UPDATE FROM DOT DIRECTOR MICHAEL LEWIS ON WORK PROGRESS ON I-195 SURPLUS LAND**

DOT Director Michael Lewis updated the Commission on progress on the I-195 surplus land and in Providence city-wide. Contract 14 (West Side) work will be completed by the end of 2014. Contract 15 (East Side) below grade work should be completed by the end of 2014, while final road work will be complete by August 2015. The pedestrian bridge is going out to bid at the end of the calendar year and construction of the bridge will begin in mid-2015. Parks construction will follow, beginning about halfway through bridge construction. Director Lewis also gave updates on work surrounding I-195 surplus land. ADA work is being done on South Main Street and in the financial district of downtown Providence. This includes road repaving, redoing sidewalks, curb extensions, and overall pedestrian environment improvement. Reconstruction and redevelopment work for the Amtrak station on the city side has already gone out to bid, which includes work to improve the pedestrian environment and the connectivity between the station and downtown. Future work at the station includes a joint effort with RIPTA to turn the Amtrak station into an intermodal Amtrak/MBTA/bus station similar to South Station in Boston. The I-95 viaduct work is underway. The reconstruction of the Washington bridge linear park is nearly complete and includes a cycling and pedestrian path. This work will be complete by October 26.

## **6. DISCUSSION AND REVIEW OF DRAFT PARKS MAINTENANCE AND MANAGEMENT BUDGET**

There was a discussion surrounding a draft parks maintenance and management budget circulated to the Commission prior to the meeting. The parks budget includes 8 acres of open space and without full programming, is likely to require a maintenance budget of at least \$700,000 per year. This figure includes 10% towards the coordinated administration, programming and marketing effort to tie the District's open space into that of Providence's downtown parks network. The Commission needs to ensure that there is a parks plan and budget in place by the time the parks are done and by the time the FY2018 budget is created. There is a need to begin talks with the Department of Administration and Governor about the parks budget, and the materials circulated to the Commission will be used as a baseline for these talks.

## **7. DISCUSSION ON ALLOCATION OF FUNDS FROM THE EPA GRANT TO THE DISTRICT**

There was a discussion surrounding the allocation of funds from an EPA grant to the District. John Chambers from Fuss & O'Neill also participated in the Commission's discussion. The District received a \$200,000 grant from the EPA. It was noted that if all the grant money is spent in the next 1 to 3 years, the District is more likely to get future funding from the EPA. It was suggested that the grant be used for projects that have small gaps in funding, or in order to make some parcels more attractive for development. The grant could be used for Phase II site assessments, remedial planning, and community engagement activities. It was proposed that a summary of EPA grant spending ideas be circulated to the Commission and that the Commission discuss each proposed use as they surface.

## **8. UPDATE FROM COUNSEL REGARDING DISTRICT PERMITTING PROCESS AND LEGAL ISSUES SUBCOMMITTEE**

Mr. Rogers gave an update regarding the District permitting process and Legal Issues Subcommittee. The Legal Issues Subcommittee met two weeks ago and discussed an LOI (in Closed Session) and the permitting process. A rules and regulations document needs to be drafted, and the Subcommittee needs to come up with a best practice permitting process and policy. It was suggested that the Commission's consultant, Fuss & O'Neill, draft a proposed task, schedule and responsible party chart for the Subcommittee to review.

## **9. CHAIRMAN'S REPORT/AGENDA FOR OCTOBER 20, 2014 MEETING**

The next Commission meeting is Monday, October 20. At this meeting the Park Design and Legal Issues Subcommittees will each present on their findings, and an update on the Open Meetings Act from the State Attorney General's office. In Executive Session, the Commission will review proposals submitted by the October 15, 2014 RFI deadline.

## **10. REVIEW OF STATUS OF PROPOSALS TO PURCHASE AND DEVELOP DISTRICT PROPERTY**

Chairperson Kane noted that, pursuant to the notice of the meeting, the Commission would go into Executive Session in order to discuss proposals to purchase and develop District property.

Accordingly, upon motion duly made and seconded, the following vote was adopted:

VOTED: To go into Closed Session, pursuant to the Open Meetings Act, Rhode Island General Laws Section 42-46-5(a) (the Open Meetings Law) in order to discuss proposals to purchase and develop District property.

Voting in favor of the foregoing were: Chairperson Kane, Dr. Bready, Ms. Hunger, Ms. Johnson, Mr. Kelly, Mr. Ryan, and Mr. Van Leesten.

Voting against the foregoing were: None.

Members of the public were then asked to leave the boardroom for the Closed Session, and members of the Commission and staff entered into closed session at 6:30 PM.

The Public Session was reconvened at 7:45 PM.

Chairperson Kane reported that the discussion during the Closed Session was confined to discussion of proposals to purchase and develop District property and that no votes were taken. The Commission voted to end the Closed Session, maintain the Closed Session records and reconvene the Public Session.

Upon motion duly made and seconded, the following vote was adopted:

VOTED: That pursuant to Rhode Island General Laws Section 42-46-4, Section 42-46-5 and Section 42-46-7, the Open Meetings Act, the minutes of the Closed Session shall not be made available to the public, except as to the portions of such minutes as the Commission ratifies and reports in Public Session of this meeting.

Voting in favor of the foregoing were: Chairperson Kane, Dr. Bready, Ms. Hunger, Ms. Johnson, Mr. Kelly, Mr. Ryan, and Mr. Van Leesten.

Voting against the foregoing were: None.

## **11. VOTE TO ADJOURN**

There being no further business in the Public Session, upon motion duly made and seconded, the meeting was adjourned at 7:45 PM.



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Colin P. Kane  
Chairperson

## **I-195 REDEVELOPMENT DISTRICT COMMISSION**

### **PUBLIC NOTICE OF MEETING**

A meeting of the I-195 Redevelopment District Commission will be held at **Rhode Island Commerce Corporation, 315 Iron Horse Way, Providence, Rhode Island**, on **MONDAY, SEPTEMBER 15, 2014**, beginning at 5 P.M., for the following purposes:

#### **I. PUBLIC SESSION**

1. Welcome by Chairperson: Chairperson Colin Kane.
2. Approval of the Minutes of the Commission Meetings Held on August 18, 2014.
3. Executive Director's Report – Review of Activities During Past Month and Business Plan for the Period September – December 2014.
4. Presentation of District Audit by LGCD, District Auditor, and Vote Regarding Acceptance of Audit.
5. Update from Jones Lang LaSalle on Market Conditions and Strategies for October 15, 2014 RFI Submission Date.
6. Update from DOT Director Lewis on Work Progress on I-195 Surplus Land.
7. Discussion and Review of Draft Parks Maintenance and Management Budget.
8. Discussion and Vote on Allocation of Funds from the EPA Grant to the District.
9. Update from Counsel Regarding District Permitting Process and Legal Issues Subcommittee.

#### **II. EXECUTIVE SESSION**

To consider and act upon such matters as may be considered at a meeting closed to the public pursuant to Rhode Island General Laws, Section 42-46-5(a) (the Open Meetings Law), specifically matters permitted to be so considered under subsection (5) (acquisition and disposition of public property).

9. Review of Status of Proposals to Purchase and Develop District Property.

#### **III. PUBLIC SESSION**

10. Chairman's Report – Review of Activities in Past Month and Proposed Future Activities/ Tentative Agenda for October 20, 2014 Meeting.
11. Vote to Adjourn.

The location is accessible to the handicapped. Those requesting interpreter services must notify the I-195 Redevelopment District Commission at (401) 383-5900 forty-eight (48) hours in

advance of the meeting. Also, for the hearing impaired, assisted listening devices are available onsite, without notice, at this location.